

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director / (954) 797-1101

**PREPARED BY:** David M. Abramson, Planner III

**SUBJECT:** Plat Application, P 1-4-06/06-32/Trotters Chase/5820 Griffin Road/Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 61st Avenue.

**AFFECTED DISTRICT:** District 3

### **TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "TROTTERS CHASE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

### **REPORT IN BRIEF:**

The petitioner requests approval of the plat known as the "Trotters Chase." The subject site consists of 27.43 Acres (1,231,840 sq. ft.) and is restricted to 120,000 sq. ft. of commercial use and eighteen (18) single-family dwelling units. The proposed vehicular access onto the proposed plat is along the northern boundary line through a 100' non-vehicular access line (NVAL) opening. There are no NVAL required for local roads, Southwest 58th and 61st Avenue, located along the eastern and western boundary lines.

Staff finds that the proposed "Trotters Chase" plat is in accordance with the Town of Davie's Comprehensive Plan and Land Development Code as it relates to access, location, and size. The commercial and residential land uses of the proposed plat can be considered compatible with existing and future uses along Griffin Road in the redevelopment "Griffin Corridor District."

**PREVIOUS ACTIONS:** n/a

### **CONCURRENCES:**

At the December 13, 2006 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Mr. Stevens, to approve subject to staff's recommendations. **(Motion carried 5-0)**

**FISCAL IMPACT:** n/a

### **RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions shall be met:

1. Shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

**Attachment(s):** Plat, Resolution, Planning Report

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "TROTTERS CHASE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as the "Trotters Chase" was considered by the Town of Davie Planning and Zoning Board on December 13, 2006;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as the "Trotters Chase" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

**Exhibit “A”**

**Application:** P 1-4-06/06-32/Trotters Chase

**Original Report Date:** 11/30/06

**Revision(s):** 12/15/06

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**TOWN OF DAVIE**

**Development Services Department**

**Planning & Zoning Division**

***Staff Report and Recommendation***

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**Applicant Information**

**Petitioner:**

**Name:** Linda C. Strutt  
Linda Strutt Consulting, Inc.  
**Address:** 227 Goolsby Boulevard  
**City:** Deerfield Beach, Florida 33442  
**Phone:** (954) 426-4305

**Owner:**

**Name:** Frank J. Amedia  
The Amedi Companies, L.L.C.  
**Address:** 7600 Red Road, Suite 300  
**City:** South Miami, Florida 33143  
**Phone:** (786) 268-1349

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**Background Information**

**Application Request:** Approval of a plat known as “Trotters Chase”

**Address:** 5820 Griffin Road

**Location:** Generally located on the south side of Griffin Road, between Southwest 58<sup>th</sup> Avenue and Southwest 61<sup>st</sup> Avenue.

**Future Land Use Plan Map:** Commercial (*Northern portion of the subject site, approximately 390’ south of Griffin Road*) and Residential 3 DU/AC (*Southern portion of the subject site, approximately 18.32 gross acres, 640’ south of the existing Commercial land use line*)

**Zoning:** Griffin Corridor District, East Gateway (Use Zone 3), and A-1, Agricultural District

**Existing Use(s):** Vacant parcels, Single-family dwellings, Equestrian facilities

**Parcel Size:** 27.43 Acres (1,231,840 sq. ft.)

**Proposed Use(s):** Mixed-use development consisting of commercial, multi-family (town homes and apartments), and single-family dwelling units

**Surrounding Use(s):**

**North:** C-11 Canal  
**South:** Single-Family dwelling units, Plant Nursery  
**East:** Commercial building, Residential community  
**West:** Private School, Single-family dwelling units

**Surrounding Land****Use Plan Map Designation(s):**

Recreational/Open Space  
 Residential 1 & 3 DU/AC  
 Commercial, Residential 1 DU/AC,  
 Residential 5 DU/AC  
 Commercial, Residential 3 DU/AC

**Surrounding Zoning(s):**

**North:** n/a (C-11 Canal)  
**South:** A-1, Agricultural District, R-2 and R-3 Low Density Dwelling Districts  
**East:** Griffin Corridor District, East Gateway (Use Zone 3)  
**West:** Griffin Corridor District, East Gateway (Use Zone 3)

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**Zoning History**
**Related Zoning History:**

Ordinance No. 2000-007, approved by Town Council, rezoned this parcel to the Griffin Corridor District East Gateway (Use Zone 3) on February 2, 2000.

**Previous Request(s) on same property:** n/a

**Concurrent Request(s) on same property:**

*Master Site Plan Application* (MSP 1-1-06), the petitioner requests Town Council approval for a mixed-use development located in the redevelopment “Griffin Corridor District.”

*Flex Application* (FX 12-1-05), the petitioner requests Town Council approval for a Flexibility Rule allocating residential units within Flexibility Zone 102.

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**Application Details**

The applicant’s SUBMISSION indicates the following:

1. *Site:* The proposed plat consists of 27.43 Acres (1,231,840 sq. ft.)
2. *Restrictive Note:* The proposed plat is restricted to 120,000 sq. ft. of commercial use and eighteen (18) single-family dwelling units.
3. *Access:* Vehicular access onto the proposed plat is along the northern boundary line through a 100’ non-vehicular access line (NVAL) opening. There are no NVAL required for local roads, Southwest 58<sup>th</sup> and 61<sup>st</sup> Avenue, located along the eastern and western boundary lines.
4. *Trails:* No recreational and equestrian trails are on or adjacent to the proposed plat.
5. *Easements and Reservation:* The plat is proposing the following easements and reservations:
  - a. Fifteen (15) foot canal easement along the eastern boundary line.
  - b. Twenty (20) foot canal maintenance easement along the eastern boundary line.
  - c. Twelve (12) foot utility easement along the northern boundary line and overlapping the canal maintenance easement down the eastern boundary line.

6. *Dedications:* The plat is proposing the following dedications:
    - a. Right-of-way for two (2) deceleration lanes along the northern boundary line.
    - b. Twenty (20) foot right-of-way along the eastern boundary line.
    - c. Twenty-five (25) foot right-of-way along the western boundary line.
  7. *Drainage:* The plat lies within Central Broward Water Control District. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.
  8. *Compatibility:* The commercial and residential land uses of the proposed mixed-use development (MSP 1-1-06/Trotters Chase) can be considered compatible with existing and future uses along Griffin Road in the redevelopment “Griffin Corridor District.”
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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Article XII Subdivisions and Site Plans.

*Land Development Code (Section 12-360(B)(1))* Platting requirements.

*Land Development Code (Section 12-366.1 (A) thru (D))* Submission requirements for plats.

*Land Development Code (Section 12-32.306)* Minimum Parcel Requirements (Eastern Gateway Zone), requires the following minimums for “Other” Use Group: lot area of 65,000 square feet, 250’ lot frontage, 250’ lot depth.

*Land Development Code Section 12-32.310.* Front building placement, a minimum setback of thirty (30) feet and maximum setback of forty (40) feet from the edge of right-of-way with a 40-foot landscape buffer or 30-foot landscape buffer and 10-foot sidewalk adjacent to the structure; or a build-to line of fifty (50) feet from the edge of right-of-way, incorporating a 20-foot landscape buffer abutting the Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10-foot sidewalk. Rear building placement, nonresidential structures abutting land zoned, land use plan designated or occupied for single-family residential use shall be set back at least fifty (50) feet from the rear property line for each fifteen (15) feet of building height, or fraction thereof.

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Objective 18: Mixed Use Development:* The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

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### **Significant Development Review Committee (DRC) Comments**

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

#### **Planning and Zoning Division:**

1. Amend restriction note on the plat to reflect existing residential development rights (18 single-family dwelling units) on the property.

#### **Engineering Division:**

1. Provide topographic survey and show driveway entrance adjacent to SW 61st Avenue opening.
  2. Provide 10 ft equestrian trail along SW 58th Avenue for plat limits.
  3. Reconstruct or provide road and drainage improvement to SW 58th Avenue and SW 61st Avenue to meet Town engineering standards as applicable.
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### **Staff Analysis**

The proposed “Trotters Chase” plat is required since the petitioner desires to construct a mixed-use development (MSP 1-1-06/Trotters Chase) on the contiguous parcels of land that make up the subject site. The mixed-use development will consist of uses including retail, office, multi-family (town homes and apartments), and single-family dwelling units. At this time, the petitioner’s application is only to plat the subject site for current development rights not associated with the proposed mixed-use development mentioned above. The petitioner shall submit and obtain a delegation request (plat amendment) approval from Town Council to develop the subject site as mixed-use project with multi-family uses mentioned above.

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### **Findings of Fact**

Staff finds that the proposed “Trotters Chase” plat is in accordance with the Town of Davie’s Comprehensive Plan and Land Development Code as it relates to access, location, and size. The commercial and residential land uses of the proposed plat can be considered compatible with existing and future uses along Griffin Road in the redevelopment “Griffin Corridor District.”

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## Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions shall be met:

3. Shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
4. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

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## Planning and Zoning Board Recommendation

At the December 13, 2006 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Mr. Stevens, to approve subject to staff's recommendations. **(Motion carried 5-0)**

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## Town Council Action

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## Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map

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Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

**File Location:** *P&Z\David Abramson\Applications\P\_Plat\P\_06\P 1-4-06 Trotters Chase*



PLAT MAP

CITY OF ST. LOUIS, MISSOURI

Regional Activity Center

Commercial

Right-of-way

Subject Site

Commercial

Residential 5 DU/AC

Residential 3 DU/AC

Residential 1 DU/AC

Right-of-way



### Future Land Use Plan Map

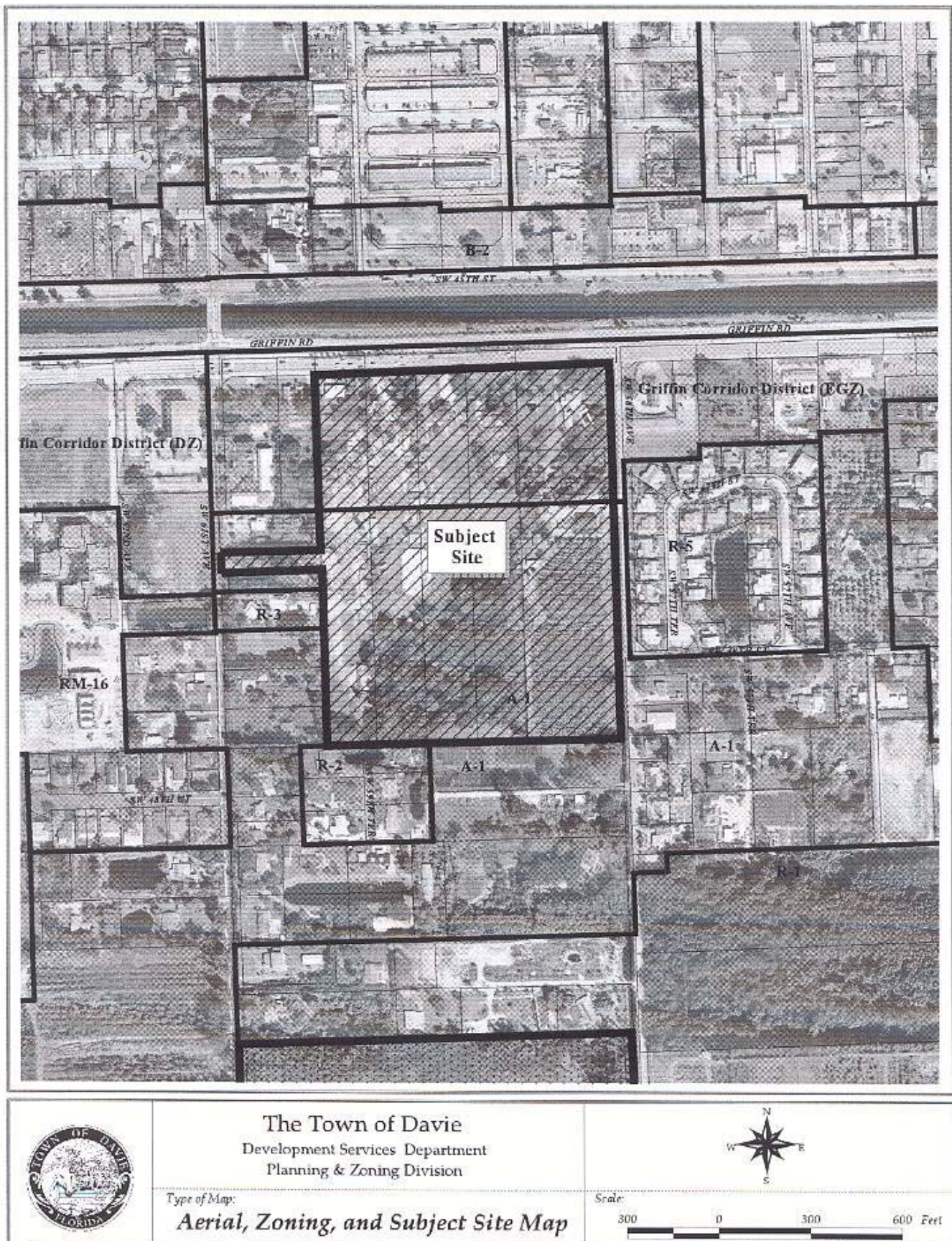


Scale:

A horizontal graphic scale bar with four segments. The first segment is black and labeled '300'. The second segment is white and labeled '0'. The third segment is black and labeled '300'. The fourth segment is white and labeled '600 Feet'.



**Exhibit 2 (Aerial, Zoning, and Subject Map)**



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